

SUBURBAN INVESTMENT OPPORTUNITY

11.

**11 MAIN STREET, RATHFARNHAM,
DUBLIN 14**

FOR SALE By Private Treaty | Tenants Not Affected

EXECUTIVE SUMMARY.

Two-storey mixed-use investment

Extending to approximately 179 sq.m. (1,927 sq.ft.)

Excellent main street location

Fully occupied with a passing rent of €44,200 per annum

Guide Price €600,000

Net Initial Yield of 6.7% (after standard purchaser costs of 9.96%)

Attractive capital value of €311 per sq.ft.

Tenants not affected.



LOCATION.

The subject unit is located on the Main Street, in the heart of Rathfarnham Village, Dublin 14. Rathfarnham is a densely populated and affluent suburb of Dublin and together with the adjoining suburbs of Rathgar, Terenure and Templeogue has a combined population in excess of 77,000 people. Rathfarnham is situated approximately 6.8km south of Dublin City and 4km northwest of Dundrum.

The main street comprises of a thoroughfare of shops, restaurants, businesses and private dwellings. The subject property is situated on the western side of the Main Street. Neighbouring occupiers include Centra, Oxfam, Rowan's Deli and Casanovas Wood Fired Pizza.

The area is well served by public transport with numerous Dublin Bus routes in the area. Junction 11 of the M50 is a 10 minute drive from the property.



DUBLIN CITY 6.8KM



DUNDRUM 4KM



DUBLIN BUS 210M



M50 4KM





NB. For identification purposes only.



1st Floor Office



1st & 2nd Floor Bridal Boutique



DESCRIPTION.

The subject property consists of a two-storey mixed-use building extending to approximately 179 sq.m. (1,927 sq.ft).

Externally the property comprises a mix of timber framed retail glazing at ground floor level, with a red brick façade to at first floor level incorporating double glazed windows. The pharmacy enjoys rear access to Dodder Dale via a short laneway. The upper floors are accessed independently from the ground floor retail.

Internally, the ground floor accommodates a trading pharmacy. On the first floor, there is an office at the rear, while the front area houses a bridal showroom. There is additional showroom accommodation at second/attic level.

TENANCY & ACCOMMODATION SCHEDULE.

ACCOMMODATION	SQ.M.	SQ.FT.	TENANT	LEASE	RENT (PER ANNUM)
Ground Floor Retail Unit	88.5	953	Pure Pharmacy	25 year IRI lease from the 10th February 2006	€25,000
1st floor - Office	36.5	393	Sean Walsh & Associates	Rolling lease	€8,400
1st floor - Bridal Shop	34	366	Dublin Bridal	Rolling lease	€10,800
2nd Floor - Bridal Shop	20	215	Dublin Bridal	Rolling lease	Included above
TOTAL	179	1,927			€44,200

*Intending purchasers must satisfy themselves as to the accuracy of the information, including measurements.



11.

TITLE.

Long Leasehold.

GUIDE PRICE.

€600,000.

VAT.

Please refer to data site.

BER.



METHOD OF SALE.

For sale by Private Treaty.

SOLICITOR.

EDDIE O'BEIRNE

T: 01 274 6700

3 Prince of Wales terrace,
Bray, Co. Wicklow



VIEWINGS.

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

AGENT DETAILS.

QRE Real Estate Advisers

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PSRA Registration No. 003587.

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